

071.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

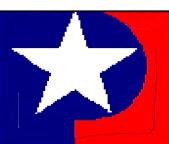
679,700 / 679,700

USE VALUE:

679,700 / 679,700

ASSESSED:

679,700 / 679,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31		BEVERLY RD, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8869.000	199,500			480,200	679,700		
Total Card		0.204	199,500			480,200	679,700		Entered Lot Size
Total Parcel		0.204	199,500			480,200	679,700		Total Land:
Source: Market Adj Cost				Total Value per SQ unit /Card: 465.99		/Parcel: 465.99	Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: SIMONEAU MARIA R	
Owner 2:	
Owner 3:	

Street 1: 14 MARION AVE

Street 2:

Twn/City: NORWOOD

St/Prov: MA Cntry Own Occ: N

Postal: 02062 Type:

PREVIOUS OWNER

Owner 1: DUNHAM VILMA M--TRS -

Owner 2: DUNHAM LIVING TRUST -

Street 1: 31 BEVERLY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Shakes Exterior and 1459 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8869		Sq. Ft.	Site		0	70.	0.77	4									480,249						480,200	

PREVIOUS ASSESSMENT										Parcel ID		071.0-0002-0009.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date									
2022	101	FV	199,500	0	8,869.	480,200	679,700		Year end	12/23/2021									
2021	101	FV	193,000	0	8,869.	480,200	673,200		Year End Roll	12/10/2020									
2020	101	FV	192,700	0	8,869.	480,200	672,900		672,900 Year End Roll	12/18/2019									
2019	101	FV	174,100	0	8,869.	480,200	654,300		654,300 Year End Roll	1/3/2019									
2018	101	FV	174,100	0	8,869.	411,600	585,700		585,700 Year End Roll	12/20/2017									
2017	101	FV	174,100	0	8,869.	384,200	558,300		558,300 Year End Roll	1/3/2017									
2016	101	FV	174,100	0	8,869.	329,300	503,400		503,400 Year End	1/4/2016									
2015	101	FV	173,300	0	8,869.	295,000	468,300		468,300 Year End Roll	12/11/2014									

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
DUNHAM VILMA M-	1298-24		3/30/2005			405,000	No	No									
	821-28		1/1/1901	Family			No	No	N								

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
7/13/2005	622	Redo Kit	10,000			G7	GR FY07		10/20/2018	MEAS&NOTICE	BS	Barbara S							
7/13/1998	466	Manual	2,500					REROOF	5/27/2009	Info At Door	189	PATRIOT							
									10/30/2000	Hearing N/C	189	PATRIOT							
									10/12/1999	Meas/Inspect	267	PATRIOT							
									7/29/1993		AJS								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch	1	Rating: Average						bsmt sink.											
Sty Ht: 1 - 1 Story		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 1 - Concrete		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																
Prime Wall: 17 - Shakes		A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	25 %	OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable		OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average																
Color: WHITE		A Kits:	Rating:																
View / Desir:		Fpl: 1	Rating: Average																
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID											
Grade: C+ - Average (+)						1st Res Grid Desc: Line 1 # Units 1													
Year Blt: 1952	Eff Yr Blt:					Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Alt LUC:	Alt %:					Other													
Jurisdct:	Fact: .					Upper													
Const Mod:						Lvl 2													
Lump Sum Adj:						Lvl 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %					Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 1 - Drywall		Functional:	%					Interior:	1	5	2								
Sec Int Wall:	%	Economic:	%					Additions:											
Partition: T - Typical		Special:	%					Kitchen: 2005											
Prim Floors: 3 - Hardwood		Override:	%					Baths:											
Sec Floors:	%	Total:	31 %					Plumbing:											
Bsmnt Flr: 12 - Concrete		CALC SUMMARY						Electric:											
Subfloor:		Basic \$ / SQ: 100.00						Heating:											
Bsmnt Gar:		Size Adj.: 1.35000002						General:											
Electric: 3 - Typical		Const Adj.: 1.02239776						Totals	1	5	2								
Insulation: 2 - Typical		Adj \$ / SQ: 138.024																	
Int vs Ext: S		Other Features: 77513																	
Heat Fuel: 2 - Gas		Grade Factor: 1.10																	
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.00000000																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC: 100	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 289136																	
% Com Wal	% Sprinkled	Depreciation: 89632																	
		Depreciated Total: 199504																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 071.0-0002-0009.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
																AssessPro Patriot Properties, Inc			
More: N				Total Yard Items:				Total Special Features:				Total:							